165.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	674,500 / 674,500
					USE VALUE:	674,500 / 674,500
					ASSESSED:	674,500 / 674,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIERNAN SHEILA A/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	19 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KIERNAN SHEILA A -
Owner 2:	-
Street 1:	19 OAKLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,970 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1924, having primarily Aluminum Exterior and 1776 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4970.000	276,100		398,400	674,500
Total Card	0.114	276,100		398,400	674,500
Total Parcel	0.114	276,100		398,400	674,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.79 | /Parcel: 379.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	109395
GIS Ref	
GIS Ref	
Insp Date	11/21/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 165.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,200	0	4,970.	398,400	674,600	674,600	Year End Roll	12/18/2019
2019	101	FV	237,900	0	4,970.	398,400	636,300	636,300	Year End Roll	1/3/2019
2018	101	FV	237,900	0	4,970.	352,800	590,700	590,700	Year End Roll	12/20/2017
2017	101	FV	237,900	0	4,970.	295,900	533,800	533,800	Year End Roll	1/3/2017
2016	101	FV	237,900	0	4,970.	295,900	533,800	533,800	Year End	1/4/2016
2015	101	FV	210,400	0	4,970.	256,100	466,500	466,500	Year End Roll	12/11/2014
2014	101	FV	210,400	0	4,970.	247,600	458,000	458,000	Year End Roll	12/16/2013
2013	101	FV	210,400	0	4,970.	235,600	446,000	446,000		12/13/2012

!12792!

PRINT

Date	Time
12/11/20	02:50:27

LAST REV

Date	Time
07/12/17	08:16:18
mmcmakin	

PAT ACCT. 12792

USER DEFINED

Prior Id # 1:	109395
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIERNAN SHEILA	69242-31		5/5/2017	Convenience	1	No	No		
KIERNAN BRENDAN	69242-26		5/5/2017	Convenience	1	No	No		
KIERNAN BRENDAN	49965-499		8/20/2007	Family	1	No	No		
FERRARINI ROBER	44459-416		1/11/2005		445,000	No	No		
MCKENNA LOUISE	30892-308		11/29/1999	Family	1	No	No		
	10284-316		5/29/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2015	1522	Siding	15,200					
10/24/2012	1418	Re-Roof	8,960	C				
2/28/2000	110	Alterati	50,000					REMODEL

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2015	Permit Insp	PC	PHIL C
11/21/2008	Meas/Inspect	189	PATRIOT
6/13/2005	MLS	HC	Helen Chinal
8/21/2001	Permit Visit	PM	Peter M
12/21/1999	Mailer Sent		
12/2/1999	Measured	270	PATRIOT
7/16/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4970		Sq. Ft.	Site		0	70.	1.15	8									398,370						398,400	

Total AC/HA:	0.11410	Total SF/SM:	4970	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	398,370	Spl Credit		Total:	398,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.24121618
Const Adj.:	0.98990101
Adj $ / SQ:	110.581
Other Features:	96250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339193
Depreciation:	63090
Depreciated Total:	276103

COMMENTS

W.I.P..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 2				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

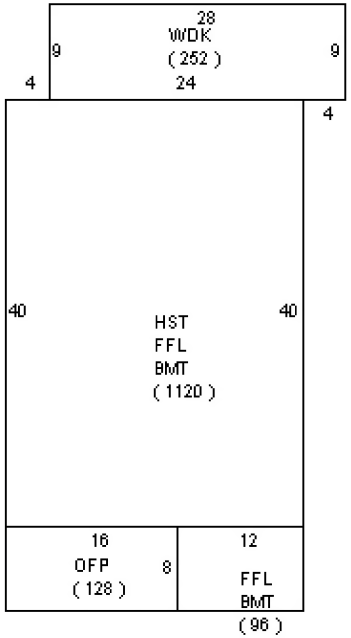
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	110.58
Special Features:	0	Val/Su Net:	81.88
Final Total:	276100	Val/Su SzAd	155.46

SKETCH



SUB AREA

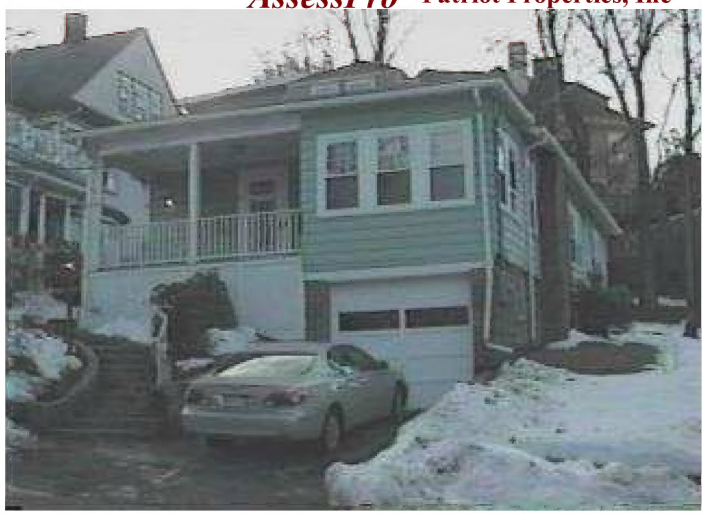
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,216	33.170	40,340
FFL	First Floor	1,216	110.580	134,467
HST	Half Story	560	110.580	61,926
WDK	Deck	252	9.870	2,487
OFP	Open Porch	128	29.090	3,724
	Net Sketched Area:	3,372	Total:	242,944
Size Ad	1776	Gross Are	3932	FinArea 1776

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

165.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	